

**Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254**

Regular Meeting

October 26, 2016

Minutes

Present: Members: Rich Kumpf, Kevin Quinlan, Allen Hoch, Norman Larson, Russ Wakefield
(Selectmen's Representative)
Alternate: Rich Thorman
Excused: Member: Scott Bartlett, Joanne Farnham
Staff Present: Administrative Assistant, Bonnie Whitney

I. Pledge of Allegiance

Vice-Chair Kumpf opened the regular meeting at 7:00 PM and led the Pledge of Allegiance. The members then introduced themselves to the public. Mr. Kumpf appointed Rich Thorman to sit on the board with full voting privileges in place of Chairman Scott Bartlett.

II. Approval of Minutes

Motion: Mr. Hoch moved to approve the Planning Board Minutes of October 12, 2016, as written, seconded by Mr. Quinlan, carried unanimously.

III. Citizen's Forum – None

IV. New Submissions

1. Carbonfund.org Foundation (107-8) (100 Sibley Road)
Site Plan Amendment

The Vice-Chair stated that this was a request for a proposed Site Plan Amendment. Staff stated that the application was in order and ready for acceptance and scheduling of a public hearing by the board for this evening.

Motion: Mr. Wakefield moved to accept the application for Carbonfund.org Foundation (107-8) as complete, and to schedule a hearing for this evening to be Hearing #1, seconded by Mr. Hoch, carried unanimously.

V. Boundary Line Adjustments – None

VI. Hearings

1. Carbonfund.org Foundation (107-8) (100 Sibley Road)
Site Plan Amendment

Jim Hambrook of Hambrook Land Surveying presented the application. Caleb Johnson, contractor was present this evening. Mr. Hambrook stated that this was a site plan amendment for Carbonfund.org Foundation, property operated as Camp Quinebarrge, a summer camp located on Lake Kanasatka, 100 Sibley Road. The applicant is proposing the removal of the existing camp dining hall and the construction of a new larger dining hall in the same location with a larger footprint. The existing

dining hall is 3,677 sq. ft., the proposed will be 8,545 sq. ft. There is a small shed that will be removed. The existing lot coverage is 3.2% and with the amendments it will be 3.4%. Mr. Hambrook stated that the project requires a Shoreland Permit from NH DES, and that they had received approval on October 10, 2016. The building will be sprinkled and that any lighting will meet the requirements of the Zoning Ordinance. Mr. Hambrook answered any questions from the board.

Mr. Larson questioned if the new dining hall was one story or two. Mr. Johnson stated that it will be one, with a basement under a portion of it. Mr. Larson stated this was a huge site and noted a potential concern could be with parking. The building is used as a dining hall for the camp and the existing facilities. He asked if the use as a dining hall would be the only use or might this become a function hall or something else that may change the use? Mr. Hambrook stated there's no plan of that. They just want to be able to seat all their campers at once, which they can't do now.

There were no further questions from the Board. The Vice-Chair opened the hearing for public input, it was noted there was none. The Vice-Chair closed the Public Hearing.

Motion: Mr. Hoch moved to approve the site plan amendment for Carbonfund.org Foundation, Tax Map 107, Lot 8 as presented, with the following conditions: 1. The owners' signature block and signatures be added to the plan prior to the Chair signing. 2. Final plan be submitted to Development Services in CAD and pdf format, seconded by Mr. Quinlan, carried unanimously.

VII. Other Business/Correspondence

1. Review of the Land Use & Development Chapter for the Master Plan Update – The Vice-Chair noted at the last meeting members were provided with the handout and asked to review it with the possibility of the Board approving this chapter tonight. He then questioned if the Board should review the document page by page, with Mr. Quinlan stating that the MPSC had completed the land use chapter, and the Board has had the opportunity to review it. After a brief discussion, they noted two minor omissions of words and asked that those be added to the final draft. It was noted that pursuant to NH RSA's, the Board is required to hold a public hearing for the adoption of amendments to the Mater Plan. As the MPSC is still in the process of finalizing the Transportation Chapter the board did not set a date for a public hearing.

Motion: Mr. Wakefield moved to approve the Land Use & Development Chapter and send it to the required public hearing for adoption, with a date to be determined, seconded by Mr. Quinlan, carried unanimously.

2. Vice-Chair Kumpf reminded members of the scheduled Public Hearings on November 9th for the proposed amendments to the Zoning Ordinance, stating that he and Scott had worked on a Power Point Presentation. Members felt that this presentation would be helpful to identify the highlights of the proposed two amendments, Village Center Overlay District (VCOD) and ADU.

IX. Adjournment: Mr. Quinlan made the motion to adjourn at 7:19 PM, Seconded by Mr. Hoch, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant